

NOTICE OF PASSAGE OF RESOLUTION OF INTENTION  
FLATHEAD COUNTY ZONING REGULATIONS

The Board of Commissioners of Flathead County, Montana, hereby gives notice pursuant to Section 76-2-205(5), M.C.A., that it passed a resolution of intention (Resolution No. 1817C) on February 9, 2016, to consider amending the text of the Mill Creek Estates Planned Unit Development.

The proposed amendment would amend the minimum lot area and minimum lot width allowed within the Mill Creek Estates PUD and allow for the conversion of triplex and duplex lots into duplex and single family lots respectively. The proposed amendments are described as follows:

**MILL CREEK ESTATES** is a 37.6 acre residential Planned Unit Development (PUD) consisting of *a maximum of 113 lots which will accommodate single family lots in Phase I and in Phase II attached duplex and triplex townhouse lots and single family lots. Triplex lots maybe combined into duplex lot. Duplex lots maybe combined into Phase II single family lots. Lot boundaries maybe adjusted as needed with the common area. Common area acreage may not decrease.* A 1.28 acre community "Club House" lot, common areas and common area landscaping are integrated into the overall development. No other uses are allowed in the Planned Unit Development.

**BULK AND DIMENSIONAL REQUIREMENTS:**

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| 1. Minimum Lot Area:  | Phase I Detached dwelling 10,200 square feet<br><i>Phase II Detached dwelling 5,500 square feet</i><br><i>Phase II Attached dwelling 3,000 square feet</i> |
| 2. Minimum Lot Width: | Phase I Detached dwelling 70 feet<br><i>Phase II Detached dwelling 56 feet</i><br><i>Phase II Attached dwelling 38 feet</i>                                |

The Flathead County Zoning Regulations are on file for public inspection at the Office of the Clerk and Recorder, 800 South Main, Kalispell, Montana, at the Flathead County Planning and Zoning Office, 1035 1st Avenue West, Kalispell, Montana, and on the Flathead County Planning and Zoning Office's website, at: [http://flathead.mt.gov/planning\\_zoning/downloads.php](http://flathead.mt.gov/planning_zoning/downloads.php). Documents related to the proposed amendments, including the Flathead County Zoning Regulations showing the proposed amendments to the text, along with the current Flathead County Zoning Regulations, are available for public inspection at the Office of the County Clerk and Recorder and the Flathead County Planning and Zoning Office.

For thirty (30) days after the first publication of this notice, the Board of Commissioners will receive written protests to the change proposed for a portion of the Flathead County Zoning Regulations from persons owning real property within that District whose names appear on the last completed assessment roll of Flathead County and who either are registered voters in Flathead County or execute and acknowledge their protests before a notary public.

DATED this 9<sup>th</sup> day of February, 2016.

BOARD OF COUNTY COMMISSIONERS  
Flathead County, Montana

By: /s/ Pamela J. Holmquist  
Pamela J. Holmquist, Chairman

Publish on February 14 and 21, 2016.